

STAFF HOUSING LOAN

JAIN MANDIR ROAD POWAI (20869)

LOS ID :		/ CAR / HL / ED. / 20	-20
CIF :			
Applicant Name : PURUSHOTTAM GOPAL SAWANT			
Co-Applicant Name POOJA PURUSHOTTAM SAWANT			
CIF :			
Contact Numbers (R)		(O)	
A/c :			
Loan Amount :		Tenure :	
Interest Rate :		EMI :	
Loan Type :		SBI LIFE : YES / NO	
COLL :			
Property Location / Vehicle Details			
Cost of Flat / Vehicle :			
Name of Developer / Vendor			

Name of Sourcing Officer :
Mob. : 9820787684

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	01/08	Adopt Subedar
VALUATION	10/01/08	Vashtu Kala
SITE		
LOAN A/C		
T.D.		
D.E.		

SBI
BANK OF INDIA



11/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुला 4

दस्त क्रमांक : 15530/2024

नोटणी :

Regn:63m

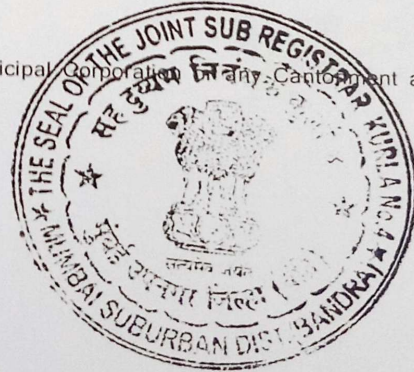
गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7070000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6466191.82
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1408, माळा नं: 14 वा मजला, इमारतीचे नाव: स्काय 27, ब्लॉक नं: मंगतराम पेट्रोल पंप जवळ, क्वारी रोड, रोड : ऑफ एल. बी. एस मार्ग, भांडूप पश्चिम मुंबई 400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 386 चौ.फूट कारपेट. (C.T.S. Number : 351,351/1to 110,575.575/1to9 ;)
(5) क्षेत्रफळ	1) 39.46 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्पेस डेव्हलपर्स तर्फे भागीदार हरीश मेघजी निसर तर्फे मुखत्यार म्हणून जयेश लक्ष्मीचंद देदीया वय:-46; पत्ता:-प्लॉट नं: रुम नं.12, माळा नं: -, इमारतीचे नाव: शिव दर्शन सीएचएस लि. ब्लॉक नं: मंगतराम पेट्रोल पंप जवळ, रोड नं: भांडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ABJFS2123C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पुरुषोत्तम गोपाळ सावंत वय:-57; पत्ता:-प्लॉट नं: 2/6, माळा नं: -, इमारतीचे नाव: शंकर झायव्हर चाळ, ब्लॉक नं: पी.एन रोड, रोड नं: भांडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BKXPS9224E 2): नाव:-पुजा पुरुषोत्तम सावंत वय:-49; पत्ता:-प्लॉट नं: 2/6, माळा नं: -, इमारतीचे नाव: शंकर झायव्हर चाळ, ब्लॉक नं: पी.एन रोड, रोड नं: भांडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-CJTPS2979E
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	11/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	15530/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	424200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



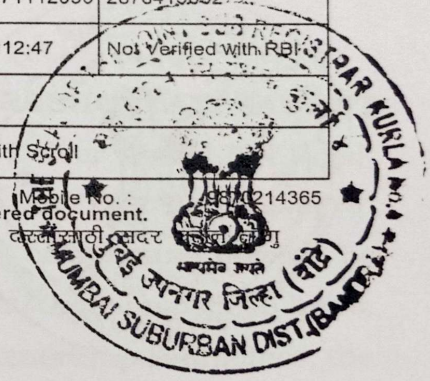
CHALLAN
MTR Form Number-6



MH005048503202425E	BARCODE	Date	11/07/2024-11:10:59	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
			PAN No.(If Applicable)		
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2		Full Name	PURUSHOTTAM GOPAL SAWANT AND OTHER	
Location	MUMBAI		Flat/Block No.	FLAT NO 1408 14TH FLOOR SKY 27	
Year	2024-2025 One Time		Premises/Building		
Account Head Details		Amount In Rs.	Road/Street	NEAR MANGATRAM PETROL PUMP QUARRY ROAD BHANDUP WEST	
0030045501	Stamp Duty	424200.00	Area/Locality	MUMBAI	
0030063301	Registration Fee	30000.00	Town/City/District		
			PIN	4 0 0 0 7 8	
			Remarks (If Any)	SecondPartyName=MS SPACE DEVELOPERS-	
			Amount In	Four Lakh Fifty Four Thousand Two Hundred Rupees 0	
			Words	nly	
Total	4,54,200.00				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332024071112090	2878415652
Cheque/DD No.		Bank Date	RBI Date	11/07/2024-11:12:47	Not Verified With RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

करल ४
१५५३० | २ | १५०
२०२४

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर नाही.



Teedha
Sant
Chavan

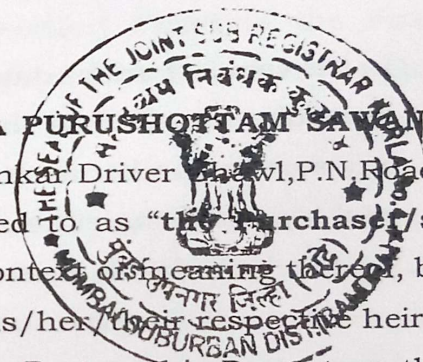
Sawant
Datta

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this th 11 day of July, in the Christian Year Two Thousand Twenty Four (**2024**) BETWEEN **M/S. SPACE DEVELOPERS**, a partnership Promoters registered under the provisions of the Indian Partnership Act, 1932, having its office at Room No.12, Shiv Darshan CHS Limited, Opp. Mangatram Petrol Pump, Bhandup (West), Mumbai-400 078, & hereinafter referred to as "**the Promoters**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the present partner and/or partners and/or those who may be taken in and for admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**;

AND

MR.PURUSHOTTAM GOPAL SAWANT & MRS.POOJA PURUSHOTTAM SAWANT residing/having address at, Nr.Madrasi Mandir 2/6, Shankar Driver Chawl, P.N Road, Bhandup West S.O, Mumbai-400078. hereinafter referred to as "**the Purchase/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in case of Individual/s, his/her/their respective heirs, executors, administrators, permitted assigns; in case of a Partnership Promoters, the partners for the time being constituting such Promoters and the survivors of them and the heirs, executors, administrators of the last surviving partner; and in case of a Company, the successors and permitted assigns) of the **OTHERPART**.



H	Sawant	Datta
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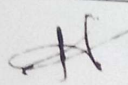
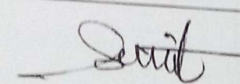
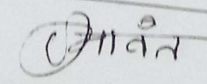
WHEREAS:

(a) By an Indenture dated 6th July, 1938 made between Mulji Haridas therein referred to as the Mortgagor of the first part, Jehangir Hormasji Modi the Trustee of the deed of arrangement dated 4th November, 1927 therein referred to as the Trustee of the second part, the Central Bank of India Limited therein called the Bank of the third part and Sir Mahomed Yusuf Kt. therein called the Purchaser of the fourth part, the Mortgagor at the request and the directions of the Bank assigned and the Trustee and the Bank assigned and confirmed unto the said Sir Mahomed Yusuf Kt., all that leasehold Village of Kanjur more particularly secondly described in the second schedule therein mentioned for the price therein mentioned. The said Indenture dated 6th July, 1938 is duly registered with the Sub-Registrar of Assurance at Bombay under Serial No. BOM 13376 of Book No. 1 of 1938 on 16th August, 1938 with a remark of the Registrar that he has all the powers of the Registrar except that of hearing appeals.

(b) The aforesaid Indenture dated 6th July, 1938 was forwarded by the District Registrar of Bombay Suburban under Section No.67 of Act XVI of 1908 on 14th September, 1938 to the concerned authorities.

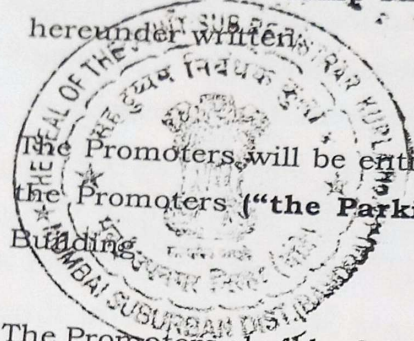
(c) In the said Indenture dated 6th July, 1938, the leasehold land more particularly secondly described in the second schedule therein mentioned does not show any survey number as at that point of time no survey number was given to the said land and therefore it mentions broadly Village Kanjur and bounded with specific boundaries as mentioned therein.

(d) After going through the certified copy of the Mal Patrak (reconciliation letter), the New Survey No.69 and New Survey No. 76, Hissa No.1 are formed from the Old Survey No.98 (part) and the Old Survey No.100 (part) of Village Kanjur, Taluka Kurla Mumbai Suburban District Mumbai (**hereinafter referred to as the said First Larger Lands of Land**).

		
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possession of the Premises), the Promoters shall be at liberty to terminate this Agreement in terms of these presents and as hereinafter stated.		
94430	27	940
2028		

8. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee the said Premises along with the **car parking space/s for the lump sum consideration as mentioned in the** Second Schedule hereunder written.



The Promoters will be entitled to allot the parking spaces out of the Entitlement of the Promoters ("**the Parking Space**") for the Purchaser/s of the Premises in the Building.

The Promoters shall be fully entitled and shall have the exclusive right and discretion to allot (for the purposes of use of) the parking space (s) to the Purchaser/s of Premises in the Building in such manner as they deem fit.

Such allotment of a parking vehicles would entitle the Purchaser/s only to an exclusive use of a particular parking space vis-s-vis the Premises and hereinafter referred to as "**the Parking Space**" as a limited common area and facility. Any reference to allotment of the Parking Space in this Agreement shall mean the exclusive right of the Purchaser/s to the Parking Space allotted to the Purchaser/s vis-a vis the Premises as limited common area and facility and nothing further and the same shall in no manner be constructed as a sale or disposal of the Parking Space.

The Parking Space allotted to the Purchaser/s vis-a vis the Premises forms an integral part of the Premises and cannot be dealt with separately in isolation from the Premises by the Purchaser/s.

The Purchaser/s is/are aware that similar exclusive usage rights of the respective parking spaces to other purchasers of the Premises shall be granted by the Promoters and that the same shall be binding on the Purchaser/s, his/her/their/its assigns

H	Sunit	[Signature]
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THE FIRST SCHEDULE ABOVE REFERRED TO:

Firstly: All that piece and parcel of land or ground situate lying and being at Near Mangatram Petrol Pump, Quarry Road, Off. L.B.S Marg, Bhandup (West), Mumbai - 400078 bearing Slum Plot bearing Survey No.69 corresponding C.T.S. Nos. 351, 351/1 to 110 as per Property Card Extract all admeasuring 3242.7 sq. meters as per the LOI 21st November, 2013 and as per demarcation dated 31st July, 2014 of Village Kanjur, Taluka Kurla In the Registration District of Mumbai Suburban District and bounded as follows i.e. to say

On or towards the North: by property bearing C.T.S. No. 353

On or towards the South: by property bearing C.T.S. No. 578 (part)

On or towards the West: by property bearing C.T.S. Nos. 352 (part), 350 (part) and 344 (part).

On or towards the East: by property bearing C.T.S. No. 575

Secondly: All that piece and parcel of land or ground situate lying and being at Near Mangatram Petrol Pump, Quarry Road, Off: L.B.S Marg, Bhandup (West), Mumbai - 400078 bearing Non Slum Plot bearing C.T.S. No. 575, 575/1 to 9 admeasuring 1226.58 sq. meters as per the LOI 21st November, 2013 and as per demarcation dated 31st July, 2014 the area admeasuring 1180.10 sq. meters or thereabout of Village Kanjur, Taluka Kurla In the Registration District of Mumbai Suburban District and bounded as follows; i.e. to say

On or towards the North: by Public Road known as Quarry Road.

On or towards the South: by property bearing C.T.S. No. 578 (part).

On or towards the East: by property bearing C.T.S. No. 577.

On or towards the West: by property bearing C.T.S. Nos. 351, 353 (part) and partly by Public Road known as Quarry Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Premises and the puzzle/stack pit mechanized car parking spacesas herein referred)

1.	The Premises	Flat No. <u>1408</u> , being the Premises admeasuring <u>35.86</u> sq. meters (carpet area) approximately equivalent to <u>386</u> square feet (carpet area) on the <u>14th</u> Floor of the Building known as " <u>SKY 27</u> ".
2.	Car parking space/s	N.A

A	Sunit	Atan
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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2464/S/PL/AP

Date:

10 MAY 2023

करल ४		
२०५३०	५८	१५०
२०५४		

To,
Shri. Naresh R. Patil
Licensed Surveyor,
M/s. Arcvishan infratech Ltd.
46/2263, Suprabhat CHSL,
Near MHADA Office,
Gandhi Nagar, Bandra (E),
Mumbai - 400 051.

Sub:- Proposed Amended Plan IOA for the Building No. 2 (Sale) under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 51, 35/1 to 110, 575, 575/1 to 9 of Village Kanjur, Near Mangalwade Pump, L.B.S. Marg, Bhandup (W). 'S' ward, Mumbai.

Ref:- Your letter 1925/SOP/S on dated 22/12/2022.

Gentleman,

With reference to above, the amended plan submitted by you for Bldg. No. 2 (Sale) is hereby approved by this office, subject to following conditions;

- 1) That all conditions of Revised LOI under no. SRA/ENG/1992/S/PL/LOI dated 28/12/2010, 12/10/2011, 21/11/2013 & 31/12/2020 shall be complied with.
- 2) That all conditions of IOA under No. SRA/ENG/2464/S/PL/AP dated 08/08/2011, 10/07/2017 & 18/08/2021 shall be complied with.
- 3) That you shall submit revised structural design & calculations before requesting for re-endorsement of C.C. of building under reference.
- 4) That you shall get the C.C. re-endorsed as per amended plans approved by this office.
- 5) That you shall submit final plans of Sale Bldg. No. 2 mounted on canvas. One set of amended plans is returned herewith as token of approval.

Yours faithfully,

- sd/-

Ex. Eng.(SRA) S ward
Slum Rehabilitation Authority

Copy to;

- 1) Developer: M/s. Space Developers.
- 2) Asst. M.C. (S) ward.
- 3) A.A.& C. (S) ward
- 4) A.E.W.W. (S) ward

For information please.

Ex. Eng.(SRA) S ward
Slum Rehabilitation Authority

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2269125800 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in



SLURM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

7 OCT 2017

No. SRA/ENG/2464/S/PL/AP (Sale Bldg No-2)

COMMENCEMENT CERTIFICATE

2030 2038

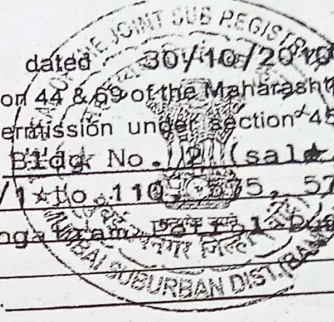
TO,
M/s. Space Developers
99, Ground floor, Heritage Apartment,
Plot No. 19/E, Road No 29, Sion (E),
Mumbai- 400 022.

Sir,

With reference to your application No. 560

dated 30/10/2017 for Development

Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. Block No. 121 (Sale Bldg) C.T.S. No. on plot bearing CTS No 351, 351/1*No. 110, 115, 575/1 to 17 of village Kanjur, L.B.S. Marg, opp. Mangalaram, Bhandup (W), Mumbai.



of village Kanjur T.P.S. No. of ward "S" Situated at

The Commencement Certificate/Building Permt is granted subject to compliance of mentioned in LOI (Revised LOI) dt. 21/11/2013 U/R No. SRA/ENG/1992/S/PL/LOI (Amended Plan) dt. 10/07/2017 IDAU/R No. SRA/ENG/2464/S/PL/AP and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri S.D. Mahajan Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

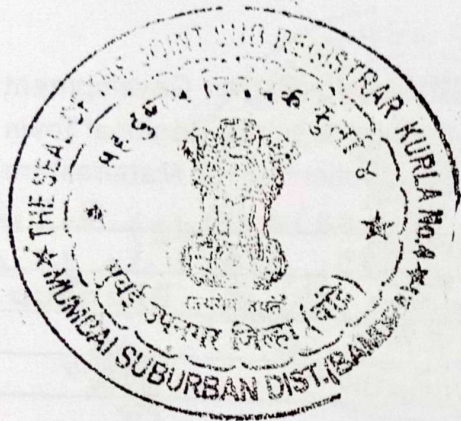
This C.C. is granted for work up to Plinth CC upto stilt top Slab.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Shah
17.10.17
Executive Engineer (SRA) - III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/2464/S/PL/AP

10 AUG 2023

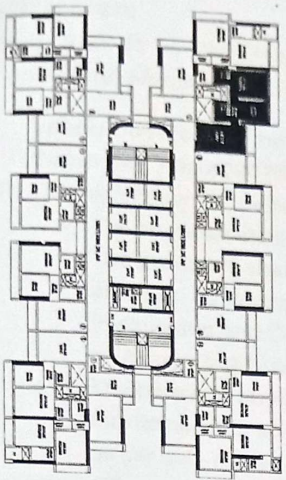
This C.C. is re-endorsed and further extended upto 14th upper floors for entire work & 15th to 19th upper floors for R.C.C framework only as per latest amended plans approved dated 10/05/2023.



[Signature]
10/8
Executive Engineer
Slum Rehabilitation Authority

ANNEXURE - 5

करल ४		
२५५३०	११८	१५०
२०२४		



KEY PLAN



DATE:	31/10/2024
FOUND:	
DRAWN BY:	
CHECKED BY:	



DRAWING TITLE:
UNIT PLAN

FLAT NO.	8
RERA AREA	386 SQ.FT

PROPOSED BLDG. NO. 2 (SALE) UNDER S. R. SCHEME ON SLUM PLOT BEARING C.T.S.NO. 351, 351/1, TO 351/1/10 AND DEVELOPMENT ON NON SLUM PLOT BEARING CTS NOS. 575, 575/1 TO 9 OF VILLAGE KANJUR, QUARRY ROAD, OFF LAL BAHADUR, SHASTRI MARG, BHANDUP (WEST), MUMBAI- 400 078.

Nisher.H.M. *Setaf* *पिंकर*



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

करल ४		
२५५३०	९९८	९५०
२०२६		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51900054576

Project: **SKY 27** , Plot Bearing / CTS / Survey / Final Plot No.: **351/351, 1 TO 110, 575/575, 1 TO 9** at **Mumbai City, Mumbai City, Mumbai City, 400078;**



- Space Developers** having its registered office / principal place of business at **Tehsil: Kurla District: Mumbai Suburban, Pin: 400078.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **31/01/2024** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 31-01-2024 12:19:51

Dated: 31/01/2024
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority